

# **MINUTES OF THE REGULAR MEETING**

## **OF THE**

## **COMMISSIONERS OF THE CHICAGO HOUSING AUTHORITY**

**January 15, 2002**

The Commissioners of the Chicago Housing Authority held its Regular meeting on Tuesday, January 15, 2002 at 8:30 a.m. at the Sheridan/Devon Apartments located at 6400 North Sheridan in Chicago.

The meeting was called to order by the Chairperson, and upon roll call, those present and absent were as follows:

Present:	Sharon Gist Gilliam Hallie Amey Leticia Peralta Davis Dr. Mildred Harris Sandra Young Mamie Bone Earnest Gates
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Absent:	Michael Ivers
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The Chairperson then announced that Commissioner Ivers would not be present for the public commentary period but would be joining the Commissioners in Closed Executive Session.

Also present were Terry Peterson, Chief Executive Officer; Gail Niemann, General Counsel; Chicago Housing Authority Staff Members and the General Public.

There being a quorum present, the meeting duly convened and business was transacted as follows:

The Chairperson then introduced the new General Counsel of the Authority, Gail Niemann. Ms. Niemann is a graduate of the University of Illinois Law School and has a distinguished legal career both in the private and public sector. Before coming to the Authority, Ms. Niemann was a partner at the law firm of Jenner & Block. Prior to that she managed the litigation department in the City of Chicago's Department of Law and has also worked at Ameritech. The audience, with a warm round of applause, enthusiastically welcomed Ms. Niemann.

The Chairperson convened the Public Hearing portion of the meeting by inviting residents and the public at large to address the Board.

Immediately following the Public Hearing Session, Terry Peterson, Chief Executive Officer, presented his monthly report. Mr. Peterson highlighted two of the agenda items to come before

the Board for approval, which dealt with the general renovation of senior properties. Mr. Peterson informed the public that with the beginning of the new year, he would recommit his administration to do what is in the best interest of children, families and seniors living in public housing.

A motion was then introduced and seconded to adjourn to Executive Session. The Chairperson announced that pursuant to the Open Meetings Act, 5 ILCS 120/2, the Board would adjourn for approximately one (1) hour to discuss pending, probable or imminent litigation, collective negotiating matters, security and personnel matters.

The Commissioners subsequently reconvened in Open Session and the Chairperson announced that Commissioner Michael Ivers had joined the other Commissioners in Executive Session. Chairperson Gilliam thereupon introduced the Resolution discussed in Executive Session.

Commissioner Gates made a motion for Executive Item 1 to be approved.

**(Executive Item No. 1)**

**RESOLUTION NO. 2002-CHA-2**

**WHEREAS,** the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated January 4, 2002 requesting that the Board of Commissioners approve the Personnel Action Report for December 2001.

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners hereby approves the Personnel Actions for December 2001.

Motion to adopt said resolution was seconded by Commissioner Davis and the voting was as follows:

Ayes:	Sharon Gist Gilliam Hallie Amey Leticia Peralta Davis Dr. Mildred Harris Michael Ivers Sandra Young Earnest Gates Mamie Bone
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Nays:	None
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There being no questions or discussion, the Chairperson thereupon declared said motion carried and said resolution adopted.

Commissioner Davis, Chairperson of the Finance & Audit Committee, presented the following report. Per Commissioner Davis, the Committee met on Wednesday, January 9<sup>th</sup> at the Corporate Office located at 626 West Jackson. The Chief Financial Officer and his staff provided the Committee with a monthly Treasury and Cash Report and the Grant Administration Quarterly Report.

Commissioner Davis then introduced a Motion recommending approval of the resolution for Item A1 discussed and approved by the Finance & Audit Committee.

**(Item A1)**

The resolution for Item A1 approves the execution of a one-year Land Use Lease Agreement for 1328 W. Taylor with the University Village Association. This property was vacated in February 1999 when the building was demolished. New construction on this site will not commence for at least another 18 months. In the meantime, this vacant lot can be utilized by the community for much needed parking in that area. This lease will support ABLA residents by providing employment opportunities to operate the temporary parking lot. In addition, the lease will provide revenue to support a resident initiative for a Historic Preservation exhibit in the Jane Addams

Homes. The University Village community will also benefit through the reduced parking congestion.

**RESOLUTION NO. 2002-CHA-3**

**WHEREAS,** the Board of Commissioners has reviewed Board Letter dated December 11, 2001 requesting authorization to execute a Land Use Lease Agreement for 1328-1344 W. Taylor with the University Village Association and concurs with the recommendation contained therein;

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT** the Board of Commissioners authorizes the Chief Executive Officer or his designee to execute a Land Use Lease Agreement for 1328-1344 W. Taylor with the University Village Association for a term of one (1) year in exchange for \$600 monthly rent and all revenues in excess of the operating expenses.

The Motion to adopt resolution for Item A1 was seconded by Commissioner Gates and the voting was as follows:

Ayes:	Sharon Gist Gilliam Hallie Amey Leticia Peralta Davis Dr. Mildred Harris Michael Ivers Sandra Young Mamie Bone Earnest Gates
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Nays:	None
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There being no questions or discussion, the Chairperson thereupon declared said motion carried and said resolution adopted.

Commissioner Gates, Chairperson of the Operations and Facilities Committee, then presented the following report. Per Commissioner Gates, the Committee met on Wednesday, January 9, 2002 at the Corporate Office located at 626 West Jackson. Staff presented the Committee with a follow-up report on utility use throughout the CHA family, senior and scattered sites developments.

Commissioner Gates then introduced an Omnibus Motion recommending approval of the resolutions for Items B1 through B3, B5 and B6 discussed and approved by the Operations & Facilities Committee. At the Operations Committee meeting, staff requested that the resolution for Item B4 be pulled.

**(Item B1)**

In June 2000, the Board approved execution of a Ground Lease and Development Agreement with Woodlawn Community Development Corporation (WCDC) for the redevelopment of the Prairie Courts, a CHA City/State property. Since that time, various changes have transpired that now requires additional Board approval. Revisions include: a change in term from 60 to 99 years, revised development plans required by the City of Chicago, a decrease in unit count, increased project budget and change in name of owner/developer from WCDC to South Park Plaza L.P. The resolution for Item B1 grants approval to revise the Ground Lease and Development Agreement for the redevelopment of Prairie Courts.

**RESOLUTION 2002-CHA-4**

**WHEREAS,** the Board of Commissioners has reviewed the Board Letter dated December 12, 2001 requesting authorization to revise terms of the Ground Lease and Development Agreement for the redevelopment of the Prairie Courts (previously approved by CHA Board of Commissioners on June 20, 2000

under Resolution No. 2000-CHA-105) and concurs with the recommendation contained therein;

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners hereby approves the requested revisions and authorizes the Chief Executive Officer or his designee to revise and execute the Ground Lease and Development Agreement as follows: 1) the term of the Ground Lease shall be for a term of 99-years; 2) the name of the ownership entity executing the Ground Lease and Development Agreement shall be in the name of South Park Plaza, L.P.; and 3) the total unit count for the development project shall be decreased from 174 to 134 units of which 34 units (25%) will be reserved for CHA Section 8 eligible persons and families.

**(Item B2)**

In November 2001, the Authority was selected to receive \$35,354,708 in HOPE VI demolition grant funds for the demolition of 4,500 dilapidated units of CHA public housing . The resolution for Item B2 authorizes the Chief Executive Officer to sign the FY2001 Demolition Grant Agreements and accompanying HUD documents. The signing of the Demolition Grant Agreements and accompanying documents, memorializes and incorporates all documents relating to the grants including the November 9, 2001 Notice of Funding Availability, CHA's Demolition Application, and subsequent documents.

**RESOLUTION NO. 2002-CHA-5**

**WHEREAS,** the Board of Commissioners has reviewed the memorandum dated December 11, 2001 entitled, "Authorization to Execute Eight (8) FY 2001 HOPE VI Demolition Grant Agreements" and concurs with the recommendations contained therein;

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners authorizes the Chief Executive Officer or his designee to sign eight (8) FY 2001 HOPE VI Demolition Grant Agreements for Cabrini Extension North, Grace Abbott Homes, Jane Addams Homes, Madden Park Homes, Stateway Gardens, Rockwell Gardens, Ida B. Wells and Robert Taylor Homes.

**(Item B3)**

A recent financial audit and performance evaluation was conducted on the Dearborn Homes Resident Management Corporation (DHRMC) that disclosed deficiencies in the areas of financial accountability/reporting and property management. The resolution for Item B3 authorizes the Chief Executive Officer to procure and enter into a property management specialist contract for property management services at Dearborn. In order to ensure the successful management of Dearborn Homes Development and in furtherance of CHA's commitment of affording continued resident management opportunities, the CHA has determined it to be in the best interest of all parties to procure the services of a property management specialist to assist DHRMC. The CHA will select a property management firm from 4 firms previously deemed qualified for property management services under a Request For Proposal issued on January 7, 2000. The selected property management firm is expected to effectively supervise, manage and coordinate the on-site staff activities and available resources in order to accomplish the property objectives set forth by the CHA and in the approved DHRMC Management Plan. The Department of Housing and Urban Development was requested and has approved this specific and unique procurement activity.

**RESOLUTION NO. 2002-CHA-6**

**WHEREAS,** the Board of Commissioners has reviewed Board Letter dated November 26, 2001 requesting authorization to procure and enter into a property management specialist contract with a to be determined private management firm for property management services at the Dearborn Homes Development and appropriate resident management training for the Dearborn Homes Resident Management Corporation and concurs with the recommendation contained therein;

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners authorizes the Chief Executive Officer or his designee to procure and enter into a Property Management Specialist Contract in a total contract amount not to exceed \$180,000 with a to-be-determined private management firm for property management services at the Dearborn Homes Development; assess and implementation of an appropriate resident management training program for the Dearborn Homes Resident Management Corporation and conduct the necessary evaluations of the Dearborn Homes Resident Management Corporation. The solicitation for the Property Management Specialist will be issued on or about January 14, 2002. Following evaluation, contract negotiations will proceed with the highest scoring firm. The resultant interim management services contract will be presented to the Board of Commissioners at its next 2002 Board meeting.

**(Item B4 - This number not used)**

**(Item B5)**

The Authority released an Invitation for Bid in October 2001 to solicit contractors to perform general renovations for 13 senior properties that were divided into five groups. The CHA directly solicited twenty-three firms including 14 MBE/WBE firms. In an attempt to receive the best possible prices, bid openings for the groups were staggered across four days. Following bid submissions, it was determined that an ambiguity existed in the technical specification for Group 4 and will be re-bid. The resolution for Item B5 approves award of contract to the lowest responsive and responsible bidder for each of the four remaining Groups of senior properties. Work under these four contracts will be completed at various dates, with all work to be completed before June 2003.

**RESOLUTION NO. 2002-CHA-7**

**WHEREAS,** the Board of Commissioners has reviewed Board Letter dated January 3, 2002 entitled “Authorization to Enter into Contracts with Walsh Construction, Inc., Friedler Construction, Inc. and G.F. Structures, Inc. for General Renovation of Ten (10) Senior Properties (IFB No. 01084)”.

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into: two (2) contracts with Walsh Construction, Inc.; one (1) contract with Friedler Construction, Inc.; and one (1) contract with G.F. Structures, Inc. All contracts are for the general renovation of nine (9) senior properties in an aggregate amount not-to-exceed \$67,970,900. Each contract shall identify a unique time of performance with separate completion deadlines for each property as set forth in IFB No. 01084. Each individual contract will be for the not-to-exceed amount listed below and performed in accordance with IFB No. 01084 and the General and Special Conditions contained therein:

<u>Group</u>	<u>Contractor</u>	<u>Contract Amount</u>
1	Walsh Constr.	\$ 18,748,864
2	Friedler Constr.	\$ 6,551,000
3	G.F. Structures	\$ 21,897,527
5	Walsh Constr.	\$ 20,773,509

**Aggregate Amount Not To Exceed:\$67,970,900**

**(Item B6)**

In November 2001, the CHA released and advertised an Invitation for Bid (IFB) and directly contacted 31 contractors to replace and repair windows and perform other exterior related work at Harrison Courts. Following an appropriate bid solicitation period, seven companies submitted bid responses, including two MBE firms. The resolution for Item B6 approves award of contract to the lowest responsive and responsible bidder, General Building & Maintenance Company, Inc. (GBMC). Although GBMC has no previous experience with the CHA, it has documented sufficient experience successfully performing projects of similar size and scope. GBMC has also been a successful pre-qualified general contractor for the Chicago Board of Education for the last six years, accomplishing over \$60,000,000 worth of quality work during that period of time. Funding for the work is from Illinois First, through a State of Illinois grant.

**RESOLUTION NO. 2002-CHA-8**

**WHEREAS,** the Board of Commissioners has reviewed Board Letter dated January 3, 2002, entitled “Authorization to enter into a contract with General Building & Maintenance Company, Inc. for the replacement and repair of windows and other exterior related work at Harrison Courts (IFB No. 01088).”

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into a contract with General Building & Maintenance Company, Inc. for the replacement and repair of windows and perform other exterior related work at Harrison Courts in an aggregate not-to-exceed amount of \$1,374,394.00 for a term of one year from the date of the Notice to Proceed. The contract will be performed in accordance with IFB No. 01088 and the General and Special Conditions contained therein.

The Omnibus Motion to adopt resolutions for Items B1 through B3, B5 and B6 was seconded by Commissioner Young and the voting was as follows:

Ayes:	Sharon Gist Gilliam Hallie Amey Leticia Peralta Davis Dr. Mildred Harris Michael Ivers Sandra Young Earnest Gates Mamie Bone
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Nays:	None
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There being no questions or discussion, the Chairperson thereupon declared said motion carried and said resolutions adopted.

Commissioner Young, Chairperson of the Tenant Services Committee, then presented her report. Per Commissioner Young, the Tenant Services Committee held its monthly meeting on Wednesday, January 9, 2002 at the Corporate Office located at 626 West Jackson.

Commissioner Young then introduced an Omnibus Motion recommending approval of the resolutions for Item C1, C2 and Walk-On Item 1 discussed and approved by the Tenant Services Committee.

**(Item C1)**

A Funding Agreement between the CHA and the Central Advisory Council (CAC) is required by HUD regulations. The Funding Agreement will include assurances that all CAC expenditures will not contravene provisions of law and will promote serviceability, efficiency, economy, and stability in the operation of the housing authority. The Agreement will require that the CAC account to the CHA for the use of the funds and permits the CHA to inspect and audit the CAC's financial resources related to the Agreement. The resolution for Item C1 authorizes the Chief Executive Officer to negotiate and enters into a Funding Agreement with the Central Advisory Council for fiscal year 2002.

**RESOLUTION 2002-CHA-9**

**WHEREAS,** the Board of Commissioners has reviewed the Board Letter dated January 3, 2002 entitled “Authorization to negotiate and enter into a Funding Agreement for Fiscal Year 2002 with the Central Advisory Council”;

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners authorize the Chief Executive Officer or his designee to negotiate and enter into a Funding Agreement with the Central Advisory Council for the 2002 fiscal year in an amount not-to-exceed One Million, Four Hundred Twenty Three Thousand, Six Hundred Eighty-Seven and No/Dollars (\$1,423,687.00) for operating expenses for the period beginning January 1, 2002 and ending December 31, 2002.

**(Item C2)**

A Funding Agreement between CHA and the Senior Housing Advisory Council (SHAC) is required by HUD. The Funding Agreement will place independent financial responsibility on SHAC to govern, control and document CHA funds provided for the 2002 operating budget in an amount not to exceed \$300,000. The resolution for Item C2 authorizes the Chief Executive Officer to negotiate and enter into a Funding Agreement with SHAC for fiscal year 2002.

**RESOLUTION NO. 2002-CHA-10**

**WHEREAS,** the Board of Commissioners has reviewed the Board Letter dated January 3, 2002 entitled "Authorization to negotiate and enter into a Funding Agreement with the Senior Housing Advisory Council";

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners hereby authorizes the Chief Executive Officer or his designee to enter into a Funding Agreement with the Senior Housing Advisory Council for the period commencing January 1, 2002 and ending December 31, 2002 in an amount not to exceed Three Hundred Thousand Dollars (\$300,000).

**(Walk-On Item No. 1)**

The Authority was notified in January 2002 that it had been awarded a Resident Service Delivery Models Grant to establish an employment program for job-ready, underemployed residents in Altgeld Gardens and the Phillip Murray Homes. This program will assist residents in identifying a career path, provide customized job training, placement into unsubsidized employment and on-going case management and career counseling to ensure job retention. The resolution for Walk-On Item 1 grants approval of the acceptance of these funds and also authorizes the Chief Executive Officer to enter into three-year sub-grant agreements with the partners identified in the application.

**RESOLUTION NO. 2002-CHA-11**

**WHEREAS,** the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated January 9, 2002, entitled, "Authorization to accept a grant award from and execute a grant agreement with the U.S. Department of Housing and Urban Development and enter into sub-grant agreements for a Resident Service Delivery Models program in the Altgeld Gardens and Phillip Murray Homes."

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners hereby authorizes the Chief Executive Officer or his designated representative to (1) accept an award of a grant from and execute a grant agreement with the U.S. Department of Housing and Urban Development for the amount of \$1,000,000 for a Resident Service Delivery Models program; and (2) authorize the Chief Executive Officer or his designee to enter into three three year sub-grant agreements with the partners identified in the application for this grant in a cumulative not to exceed amount of \$1,000,000.00. The three sub-grantees identified in the application are:

- (a) Chicago Connections
- (b) Employment and Employer Services
- (c) Mid-America Institute on Poverty.

The Omnibus Motion to adopt resolutions for Item C1, C2 and Walk-On Item 1 was seconded by Commissioner Amey and the voting was as follows:

Ayes:

Sharon Gist Gilliam  
Hallie Amey  
Leticia Peralta Davis  
Dr. Mildred Harris  
Michael Ivers

Sandra Young  
Earnest Gates  
Mamie Bone

Nays:                               None

There being no questions or discussion, the Chairperson thereupon declared said motion carried and said resolutions adopted.

There being no further business come before the Commissioners, upon motion made, seconded and carried, the meeting of the Board of Commissioners was adjourned.

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Sharon Gist Gilliam  
Chairperson

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Lee Chuc-Gill  
Custodian and Keeper of Records